



Post Falls Urban Renewal Agency  
March 19, 2026 Meeting  
9:00 am, Post Falls City Hall

1. Call to Order, Commissioner Roll Call and Pledge of Allegiance
2. Ceremonies, Appointments and Announcements
3. Conflict Disclosure
4. Consent Calendar **ACTION ITEMS**
  - a. Commission Meeting Minutes, February 19, 2026
  - b. Payables
  - c. Bank Activity Report
  - d. Financial Reports
5. Committee Updates
  - a. Finance and Policy – Crosby
  - b. District Review - Fleischman
  - c. Communications, Property & Personnel - Clemensen
6. Citizen Comments  
This section of the agenda is reserved for citizens wishing to address the Commission regarding an Agency related issue. Comments related to future public hearings should be held for that public hearing. Persons wishing to speak will have 5 minutes.
7. Unfinished Business
8. New Business
  - a. Task Order 26-01, Welch Comer (PF Tech URD, Zone C) **ACTION**
9. Staff Report and Updates
10. Commissioner Comments
11. Chairman Comments
12. Adjournment

*Requests for accommodation of special needs to participate in the meeting should be addressed to the Office of the Executive Director, 201 E. 4th Avenue, Post Falls, Idaho 83854, or call (208) 777-8151.*

**Mission Statement: To encourage sound economic and community improvement that enhances the overall quality of life in Post Falls by: providing and improving infrastructure, attracting jobs, and enhancing citizen safety and health.**

## **POST FALLS URBAN RENEWAL MINUTES**

**March 19, 2026**

### **CALL TO ORDER, ROLL CALL AND PLEDGE OF ALLEGIANCE**

Chairman Christi Fleischman called the meeting to order at 9:00 a.m. Executive Director Joseph Johns called the roll. Present, in addition to Fleischman were Commissioners Joe Rodriguez, Dominic Parmantier, Eric Clemensen, Len Crosby, Pat Leffel, and Collin Coles. Counselor Pete Bredeson was also present. Fleischman led the Pledge of Allegiance.

### **CEREMONIES, APPOINTMENTS AND ANNOUNCEMENTS**

None

### **CONFLICT DISCLOSURE**

None

### **CONSENT CALENDAR**

Johns introduced the Consent Calendar. Item A in the Consent Calendar is the Commission Meeting Minutes, February 19, 2026.

Item B is the payables for this month totaling \$7,716.20.

Item C is the Bank Activity Report which shows total funds in all accounts of \$5,285,216.70 and accrued interest for the month of \$12,193.05.

Item D is the financial reports as of February 28<sup>th</sup>.

Approval of the consent calendar will authorize a transfer of \$7,716.20 to the First Interstate Checking Account for the monthly payables and \$12,193.05 accrued interest to the General Fund.

Commissioner Coles made a motion to approve the Consent Calendar as presented, seconded by Crosby. Roll Call Vote: Clemensen – Aye; Leffel – Aye; Coles – Aye; Fleischman – Aye; Crosby – Aye; Rodriguez – Aye; Parmantier – Aye. Motion carried.

### **COMMITTEE UPDATES**

Finance & Policy – Crosby: Commissioner Rodriguez reviewed the current financials, just approved. Director Johns prepared an extensive forecast in preparation for the City Council's workshop topic of constructing of the parking plan in the Downtown District.

District Review – Fleischman: The committee met immediately prior to the Commission Meeting. Several district project updates were provided and there was discussion on several items that will be brought to the full Commission at the upcoming Commission Workshop.

Communication, Property and Personnel – Clemensen: Nothing to report.

### **CITIZEN COMMENTS**

None

## UNFINISHED BUSINESS

None

## NEW BUSINESS

Task Order 26-01, Welch-Comer (PF Tech URD, Zone C). The document provided by Welch-Comer, the agency's consulting engineers, is for their review of Beyond Green Incorporated's request for reimbursement of costs for public infrastructure improvements constructed in Zone C of the Post Falls Technology District. Director Johns asked for authorization to sign the Task Order directing Welch-Comer to proceed according to the specified terms.

Commissioner Clemensen asked if there was anything out of the ordinary with the Task Order. Johns responded the only difference is that the compensation method is "hourly, not to exceed" instead of "lump sum" based upon discussions between Johns and the consulting engineers about the scale of the review. Crosby added that Welch/Comer has proposed utilizing this method several times in the past depending on the project. Coles suggested it may be worthwhile to refine and clarify the agency's submittal process to help participants when they provide project cost documentation. Johns stated that example documentation is provided to participants that clearly identifies specific information and documentation that is required as part of a submittal, but that every participant and project is unique. Crosby noted that Agency Policy #16 provides for the direct billing or use of tax increment when district service costs exceed the amount allocated to each district as part of the annual operating budget process. Fleischman asked if this is the first Task Order associated with the district. Johns responded that it is.

Crosby made a motion to approve Task Order 26-01, seconded by Coles. Roll Call Vote: Coles – Aye; Rodriguez – Aye; Parmantier – Aye; Clemensen – Aye; Fleischman – Aye; Leffel – Aye; Crosby – Aye. Motion carried.

## STAFF REPORT

A Public Records Request from Roberts|Freebourn, PLLC, for information related to the Post Falls Technology URD has been received by the Agency. Counselor Bredeson has been informed and the requested records have been compiled.

The Urban Renewal Agency's 2025 Annual Report was presented to the City Council on Tuesday, March 17<sup>th</sup>. Councilor Lucca asked for clarification on the Commission's Resolutions denying requests from KCF&R and the KC Ambulance District to withdraw from active URDs. Councilor Steigleder expressed her appreciation for the Urban Renewal Commission's work.

Post Falls City staff held a pre-City Council Meeting Workshop Tuesday evening. They proposed a Downtown L.I.D. for the purpose of constructing a scaled down version of parking and frontage improvements sooner than later. Mayor Westlund would like to facilitate the improvements to accelerate redevelopment in the downtown area. The proposed improvements would provide 588 angled and parallel parking stalls together with a connected sidewalk network for pedestrians. Estimated project costs would result in a direct expense to property owners ranging from \$7K to 13K per ownership, based on right-of-way frontage amounts. In general, the City Council voiced opposition to the L.I.D. proposal as presented. Consideration may be given toward seeking a voter approved bond issue to provide the necessary funding. Urban renewal-based funding may be an option after current and anticipated future district obligations have been met.

This year's legislative session includes several bills related to urban renewal. HB670 is in process and proposes to amend Section 50-2906, Idaho Code. Its intent is to clarify when an agency can, or cannot, deny a fire protection district's request to withdraw from an URD, as allowed by last year's passage of HB436. There are 3 bills indirectly related to Urban Renewal. HB551, signed by the Governor on March 11<sup>th</sup>, revised Section 63-301A, Idaho Code on Revenue & Taxation. It governs the percentage of New Construction Roll value that is taxable by a Fire Protection District or Ambulance District after they withdraw from an URD. HB506 and HB751 are in process and relate to revisions of the State Taxation Anticipated Revenue program (aka STARs program) that allows developers to receive a rebate of sales tax for certain transportation improvements. HB506 would increase the minimum qualifying project total from \$6M to \$10M and the maximum from \$35M to \$100M. Whereas, HB751 would decrease the minimum qualifying project total from \$6M to \$5M and the increase the maximum from \$35M to \$100M. Counselor Bredeson provided additional comment and answered questions from the Commission on the noted legislation.

#### COMMISSIONER COMMENTS

Crosby asked if there is an Agency Policy for the recovery of costs when responding to public records requests. Bredeson answered the Agency has adopted a fee schedule for such requests.

Rodriguez commented that a member of the Mayoral Advisory Committee has been actively encouraging the reengagement of the proposed trucking facility business owner in the Pleasant View URD.

#### CHAIRMAN COMMENT

None

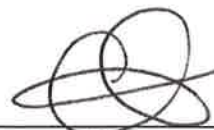
#### ADJOURNMENT

Fleischman asked for a motion to adjourn. Commissioner Clemensen made the motion, seconded by Coles. All in favor by voice vote. Meeting was adjourned at 9:25 a.m.

Respectfully submitted,



Joseph Johns, Executive Director



Christi Fleischman, Chairman